

ASKING RENTAL GUIDE

Office space – Q3 2017

BUILDING NAME	ADDRESS	ASKING RENTS (\$ PER SQ FT PER MONTH)
Raffles Place / New Downtown		
Republic Plaza I	9 Raffles Place	\$9.00 - \$11.00
One Raffles Place Towers 1 & 2	1 Raffles Place	\$9.00 - \$10.50
PWC Building	8 Cross Street	\$9.50
Samsung Hub	3 Church Street	\$8.25 - \$8.80
Tanjong Pagar / Shenton Way		
Twenty Anson	20 Anson Road	\$8.50
Robinson Point	39 Robinson Road	\$8.00 - \$8.30
Mapletree Anson	60 Anson Road	\$8.70

Marina / City Hall / Beach Road		
Suntec Towers	5/6/7/8/9 Temasek Boulevard	\$9.00 - \$10.00
The Concourse	300 Beach Road	\$7.80
The Gateway	150/152 Beach Road	\$7.50

Orchard Road		
Visioncrest Commercial	103 Penang Road	\$8.50
51 Cuppage Road	51 Cuppage Road	\$7.50
(Formerly known as Starhub Centre)		
UE Square	83 Clemenceau Avenue	\$7.50

City Fringe		
Harbourfront Towers 1 & 2	1/3 Harbourfront Place	\$6.90 - \$7.50
Novena Square Towers A & B	238A/B Thomson Road	\$7.80
PSA Building	460 Alexandra Road	\$6.30 - \$7.60

Notes: All rents stated are in per sq ft/month. All rents are as of Q3 2017. Source: Colliers International Singapore

Warehouse/logistics space

BUILDING NAME	ADDRESS	ASKING RENTS (\$ PER SQ FT PER MONTH)
West		
–	20 Gul Way	\$1.20
–	76 Pioneer Road	\$1.30 - \$1.50
Westcom	1 Tuas South Avenue 6	\$1.30

Notes: All rents stated are in per sq ft/month. All rents are as of September 2017. Source: Colliers International Singapore

Factory space/food factory space

BUILDING NAME	ADDRESS	ASKING RENTS (\$ PER SQ FT PER MONTH)
East		
Tampines Biz-Hub	11 Tampines Street 92	\$1.80 - \$2.50
North		
Woodlands Spectrum I	2 Woodlands Sector 1	\$1.50
Woodlands Spectrum II	209/211 Woodlands Avenue 9	\$1.60 - \$1.70

Notes: Terms and conditions apply. All rents stated are in per sq ft/month. All rents are as of September 2017. Source: Colliers International Singapore

Science parks/business parks/high-specifications industrial buildings space

BUILDING NAME	ADDRESS	ASKING RENTS (\$ PER SQ FT PER MONTH)
Central		
The Kendall	50 Science Park Road	\$4.50
Solaris	1 Fusionopolis Walk	\$6.50
Nucleos	21 Biopolis Road	\$4.95 - \$6.50
Aperia	8, 10, 12 Kallang Avenue	\$5.90 - \$6.91

East		
Viva Business Park	750/A-E Chai Chee Road	\$3.00 - \$5.50
Akzonobel House	3 Changi Business Park Vista	\$4.50
Honeywell	17 Changi Business Park Central 1	\$4.50
The Signature	51 Changi Business Park Central 2	\$3.70 - \$4.50

North / Northeast		
–	6 Serangoon North Avenue 5	\$2.50

West		
Icon@IRP	3A International Business Park	\$4.30
Nordic European Centre	3 International Business Park	\$4.40
Acer Building	29 International Business Park	\$4.20

Notes: All rents stated are in per sq ft/month. All rents are as of September 2017. Source: Colliers International Singapore

TRANSACTION DATA

Strata office space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$)	UNIT PRICE (\$ PSF)	CONTRACT DATE
Central						
INTERNATIONAL PLAZA	10 Anson Road #22-14	99 Yrs From 02/06/1970	2,357	\$3,900,000	\$1,654	15-Aug-17
INTERNATIONAL PLAZA	10 Anson Road #15-19	99 Yrs From 02/06/1970	2,357	\$3,500,000	\$1,485	15-Aug-17
PEK CHUAN BUILDING	116 Lavender Street #03-04	99 Yrs From 02/05/1978	1,313	\$1,100,000	\$838	18-Aug-17
GOLDEN MILE TOWER	6001 Beach Road #B1-83	99 Yrs From 09/06/1969	172	\$260,000	\$1,510	21-Aug-17
PEOPLE'S PARK CENTRE	101 Upper Cross Street #06-05	99 Yrs From 02/06/1970	850	\$900,000	\$1,058	21-Aug-17
PAYA LEBAR SQUARE	60 Paya Lebar Road #07-10	99 Yrs From 25/07/2011	538	\$1,070,620	\$1,989	21-Aug-17
ORCHARD TOWERS	400 Orchard Road #21-07	Freehold	1,507	\$2,712,600	\$1,800	24-Aug-17
INTERNATIONAL PLAZA	10 Anson Road #23-05	99 Yrs From 02/06/1970	474	\$880,000	\$1,858	25-Aug-17
SPRINGLEAF TOWER	3 Anson Road #22-01	99 Yrs From 01/10/1996	10,742	\$25,114,796	\$2,338	27-Aug-17
SPRINGLEAF TOWER	3 Anson Road #21-01	99 Yrs From 01/10/1996	10,086	\$25,881,068	\$2,566	27-Aug-17
THE OCTAGON	105 Cecil Street #03-01	Freehold	1,302	\$2,871,000	\$2,204	30-Aug-17
INTERNATIONAL PLAZA	10 Anson Road #09-15	99 Yrs From 02/06/1970	463	\$880,000	\$1,901	31-Aug-17
PAYA LEBAR SQUARE	60 Paya Lebar Road #11-56	99 Yrs From 25/07/2011	538	\$1,210,500	\$2,249	31-Aug-17
PAYA LEBAR SQUARE	60 Paya Lebar Road #11-55	99 Yrs From 25/07/2011	538	\$1,210,500	\$2,249	31-Aug-17

North						
WOODS SQUARE	12 Woodlands Square #06-72	99 Yrs From 15/07/2014	560	\$1,055,750	\$1,886	21-Aug-17

West						
VISION EXCHANGE	2 Venture Drive #13-26	99 Yrs From 10/06/2013	517	\$1,252,000	\$2,423	30-Aug-17

Note: Based on available sales caveats lodged from August 15, 2017. Source: URA REALIS/Colliers International Singapore Research (as at 22 September 2017).

Strata warehouse space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$)	UNIT PRICE (\$ PSF)	CONTRACT DATE
Central						
QUARTZ INDUSTRIAL BUILDING	5 Upper Aljunied Link #04-05	Freehold	2,368	\$1,480,000	\$625	21-Aug-17
JOO SENG WAREHOUSE	3 Upper Aljunied Link #02-01	Freehold	3,488	\$2,130,000	\$611	30-Aug-17

East						
GORDON WAREHOUSE BUILDING	9 Kaki Bukit Road 2 #04-27	60 Yrs From 25/07/1981	1,485	\$340,000	\$229	03-Aug-17
CITY WAREHOUSE	5 Kaki Bukit Road 2 #01-08	60 Yrs From 17/12/1981	4,133	\$920,000	\$223	03-Aug-17
GORDON WAREHOUSE BUILDING	9 Kaki Bukit Road 2 #02-25	60 Yrs From 25/07/1981	2,486	\$510,000	\$205	11-Aug-17

Note: Based on available sales caveats lodged in August 2017. Source: URA REALIS/Colliers International Singapore Research (as at 22 September 2017).

Strata factory space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$)	UNIT PRICE (\$ PSF)	CONTRACT DATE
Central						
ZERVEX	8 Ubi Road 2 #04-32	60 Yrs From 30/06/2008	1,216	\$500,000	\$411	15-Aug-17
ONE PEMIMPIN	1 Pemimpin Drive #05-07	999 Yrs From 06/07/1885	1,033	\$981,350	\$950	15-Aug-17
UBI TECHPARK	10 Ubi Crescent #06-97	60 Yrs From 05/07/1997	1,604	\$650,000	\$405	16-Aug-17
VERTEX	33 Ubi Avenue 3 #06-37	60 Yrs From 01/01/2007	3,337	\$1,578,000	\$473	17-Aug-17
ONE COMMONWEALTH	1 Commonwealth Lane #07-30	30 Yrs From 01/03/2008	1,432	\$788,000	\$550	18-Aug-17
MAPEX	37 Jalan Pemimpin #04-13	Freehold	1,636	\$2,050,000	\$1,253	18-Aug-17
VERTEX	33 Ubi Avenue 3 #08-34	60 Yrs From 01/01/2007	1,572	\$708,000	\$451	18-Aug-17
TONG LEE BUILDING	37 Kallang Pudding Road #06-05	Freehold	2,820	\$1,120,000	\$397	22-Aug-17
TONG LEE BUILDING	37 Kallang Pudding Road #05-08	Freehold	2,982	\$1,200,000	\$402	22-Aug-17
UBI TECHPARK	10 Ubi Crescent #01-41	60 Yrs From 05/07/1997	1,076	\$600,000	\$557	25-Aug-17
TONG LEE BUILDING	35 Kallang Pudding Road #03-03	Freehold	2,820	\$1,400,000	\$496	31-Aug-17

East						
SHUN LI INDUSTRIAL PARK	157 Kaki Bukit Avenue 1	60 Yrs From 30/10/1996	8,891	\$2,730,000	\$307	16-Aug-17
PREMIER @ KAKI BUKIT	8 Kaki Bukit Avenue 4 #06-45	60 Yrs From 15/12/2010	3,078	\$1,000,000	\$325	18-Aug-17
PREMIER @ KAKI BUKIT	8 Kaki Bukit Avenue 4 #06-44	60 Yrs From 15/12/2010	3,078	\$1,000,000	\$325	18-Aug-17
KB INDUSTRIAL BUILDING	10 Kaki Bukit Road 1 #03-23	60 Yrs From 09/01/1995	4,542	\$1,380,000	\$304	24-Aug-17
ENTREPRENEUR BUSINESS CENTRE	18 Kaki Bukit Road 3 #01-14	60 Yrs From 09/01/1995	2,099	\$1,200,000	\$572	28-Aug-17

North East						
DA JIN FACTORY BUILDING	362 Upper Paya Lebar Road #07-07	Freehold	2,067	\$1,200,000	\$581	30-Aug-17

North						
FOOD XCHANGE @ ADMIRALTY	8A Admiralty Street #01-29	60 Yrs From 09/10/2000	2,863	\$1,485,000	\$519	18-Aug-17
WOODLANDS HORIZON	31 Woodlands Close #07-18	60 Yrs From 29/02/2012	1,668	\$705,000	\$423	18-Aug-17
E9 PREMIUM	61 Woodlands Industrial Park E9 #01-25	30 Yrs From 28/10/2013	2,454	\$914,720	\$373	21-Aug-17
E9 PREMIUM	61 Woodlands Industrial Park E9 #01-24	30 Yrs From 28/10/2013	2,454	\$950,000	\$387	21-Aug-17
A'POSH BIZHUB	1 Yishun Industrial Street 1 #01-06	60 Yrs From 26/08/2010	1,787	\$961,888	\$538	22-Aug-17
E9 PREMIUM	61 Woodlands Industrial Park E9 #01-16	30 Yrs From 28/10/2013	2,454	\$1,000,000	\$407	22-Aug-17
E9 PREMIUM	61 Woodlands Industrial Park E9 #03-23	30 Yrs From 28/10/2013	3,078	\$950,000	\$309	24-Aug-17
WOODLANDS EAST INDUSTRIAL ESTATE	22 Woodlands Link #04-16	30 Yrs From 01/05/1997	3,229	\$236,000	\$73	28-Aug-17
WOODLANDS 11	11 Woodlands Close #09-44	60 Yrs From 05/07/2010	1,830	\$620,000	\$339	28-Aug-17
E9 PREMIUM	61 Woodlands Industrial Park E9 #01-21	30 Yrs From 28/10/2013	2,454	\$1,000,000	\$407	30-Aug-17
FOOD XCHANGE @ ADMIRALTY	8A Admiralty Street #07-41	60 Yrs From 09/10/2000	3,789	\$1,580,000	\$417	30-Aug-17

West						
WCEGA PLAZA	1 Bukit Batok Crescent #05-13	60 Yrs From 13/03/1997	5,231	\$1,070,000	\$205	15-Aug-17
WCEGA PLAZA	1 Bukit Batok Crescent #04-13	60 Yrs From 13/03/1997	5,231	\$1,150,000	\$220	16-Aug-17
ISPACE	7 Soon Lee Street #02-19	30 Yrs From 05/03/2012	1,701	\$528,000	\$310	17-Aug-17
PIONEER CENTRE	1 Soon Lee Street #04-56	30 Yrs From 10/03/2010	1,432	\$320,000	\$224	22-Aug-17
TRADEHUB 21	18 Boon Lay Way #07-103	60 Yrs From 10/12/2003	1,453	\$700,000	\$482	28-Aug-17

Note: Based on available sales caveats lodged from August 15, 2017. Source: URA REALIS/Colliers International Singapore Research (as at 22 September 2017).